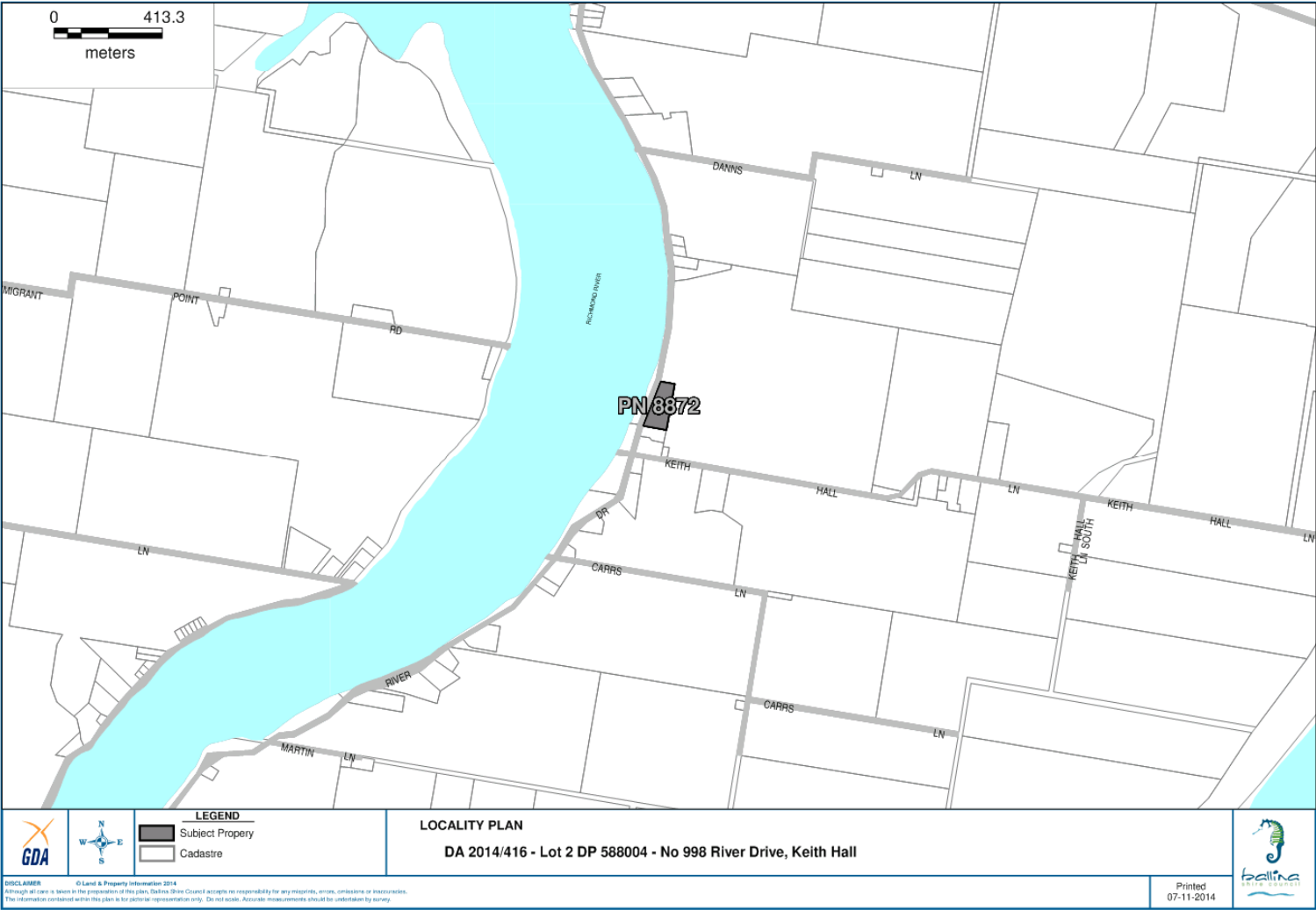


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M & M Burt 998 River Drive Keith Hall 2478



Erection of Farm Shed at 998 River Drive Keith Hall

Request for variation to Development Control DCP 2012

Introduction

Chapter 2b of the Ballina Development Control Plan 2012 describes minimum floor levels for various potentially exposed flood hazard areas of the shire.

Designated floor levels are identified by the location of the property and its classification, in this case a non-habitable farm shed. Map 2a appears to be the applicable reference map for heights. The levels in brackets indicate the required minimum floor height for a farm shed, in our case 2.4 meters AHD.

A recent survey (copy previously provided) shows the AHD of the proposed location on our property ranging from 1.2 to 1.5 AHD.

The proposed location of the farm shed is on an existing hardstand area that was originally used for boat storage and maintenance.

Request

We seek Council approval to vary the requirement for 2.4 AHD fill height in this instance given the circumstances, the practicality of fill of this magnitude for a farm shed, and the impact on the surrounding environment.

Supporting Reasons

- This is a non-habitable farm shed with no plumbing, housing tractors and related equipment and a workshop. The owners and council have no incremental risk exposure should the variation be approved;
- The building is exclusively constructed of either galvanised or colorbond steel fixed to a concrete pad, a building well capable of withstanding a flood impact of a 1 in 50 year frequency (engineers report available if required);
- Building access will be compromised and the proposed height requirement will introduce safety issues for accessing the elevated structure from the existing ground level;
- All electrical outlets will be placed a minimum of 150cm above the minimum specified floor level;
- All small equipment will be stored in racking above the minimum height;
- The plan provides for a small loft area for storage 200cm above minimum floor height;

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- Construction on the existing hardstand without extensive fill will provide a superior foundation;
- The proposed farm shed meets all applicable ABCB standards;
- The development will not impede potential flood waters or increase any flood risk factors;
- Given the requirement for fill to extend well beyond the structure footprint this will alienate some land from planned horticultural activity and impact on water bird breeding habitat;
- It will cost significantly more to erect the building and
- There will be a loss of amenity and a negative visual impact from having this building significantly higher than surrounding buildings.

Clarification and Notes

It should also be noted that the previous forecast of 900mm sea rise that was required to be incorporated into planning has now been rescinded with local councils able to set levels based upon their own assessments. The most recent IPCC forecast (2014) for the next 100 years has the most pessimistic scenario at 600 mm sea rise.

There is some confusion with respect to applicable maps. The DCP requires the fill and floor height to meet the 1 in 50 year flood level. The publicly available maps are for the 1 in 100 year scenario with figures in brackets believed to reference the farm shed levels for 1 in 50 year scenario. However extrapolation of sea rise on the 900mm scenario (as included in the current DCP) should provide for a number significantly less than 2.4 AHD for farm sheds.

BALLINA SHIRE COUNCIL – MEMORANDUM

MEMO TO: Patrick Boyce
COPY:
MEMO FROM: Paul Busmanis
DATE: 2 October 2014
SUBJECT: DA 2014/416 Request for Proposed Variation to Flood Levels for a
Proposed Farm Shed at 998 River Drive, Keith Hall

Council commenced computer aided flood modelling of the lower Richmond catchment in the late 1990's to comply with the NSW State Government's Flood Prone Land Policy.

Since 1997 a minimum fill and floor level for rural farm sheds of 1:50 year ARI flood height has been consistently applied.

There is no reason to change the application of the existing long standing policy.

(Note: A Climate change component was added in 2010 which now forms Council Policy. This makes the flood policy planning level at this property 2.4m AHD, and previously without climate change 2.0m AHD.

Paul Busmanis
Engineering Works Manager
Civil Services